

Removal by relocation eliminates unneeded structures at no cost to installation

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FORT HUACHUCA, Ariz. – A public sealed bid sale of unneeded structures held at Fort Huachuca Aug. 25 and 26 resulted in the installation removing seven unneeded structures from its real property inventory at no cost to the installation.

“It worked out very well,” said Paul Kays, the Installation Facilities and Space Utilization Officer with Fort Huachuca’s Directorate of Public Works. “I was very well pleased with the way everything went. All the major buildings we wanted to get rid of, we got rid of. The sale helped us meet our goals for reducing some of the old structures.”



Fort Huachuca DPW worked with the U.S. Army Corps of Engineers, Engineering and Support Center, Huntsville, Ala., (Huntsville Center) and the Corps of Engineers Los Angeles District on the sale. Huntsville Center’s Facilities Reduction Program, part of the Installation Support Center of Expertise, helps installations find the most cost-effective and environmentally friendly way to remove unneeded or unwanted structures.

Nancy Mehaffie, right, Corps of Engineers Project Manager at Fort Huachuca, Ariz., and successful bidder, Russell Jennings, owner of the Tombstone RV Resort, discuss the structures available for sale Aug. 25-26 at Fort Huachuca. Jennings bought a double-wide trailer to convert into motel rooms. Courtesy photo.

Using a centrally-funded, locally executed process, the Huntsville Center provided the funds and the on-site engineer organized the sale.

“The original budget request to remove these facilities using conventional methods was \$156,000,” said Michael Norton, the FRP program manager. “It would cost us \$6 - \$7 per square foot to remove those buildings. We looked at it in our Best Practices Toolbox (<https://frptoolbox.erd.c.usace.army.mil/frptoolbox/index.cfm>) and the answer was to allow the public to bid on them. This is just another way to save money and the environment.”

FRP estimated the cost using conventional methods would be \$77,500.

The IMA Sustainability policy requires that facility removal be accomplished in such a fashion as to reduce the negative impact on the environment. The Army Environmental Center requires that 50 percent by weight of all demolition debris be diverted from the

landfill. By removing the installations from Fort Huachuca via relocation, the project resulted in 100 percent diversion of material.

“We tried a process here that went very well,” said Nancy Mehaffie, the project manager from the Los Angeles District. “We sold the buildings, so it was a success.

“The people who showed up here were very enthusiastic,” Mehaffie said. “One guy bought four or five buildings. He plans to share them with his neighbors. He just asked them to help him remove and divide the buildings.”

The bidders were also enthusiastic about the prices they paid for the buildings, she said.

“One of the buildings sold is a trailer that is being moved to Tombstone where it will be used in a recreational vehicle park,” Mehaffie said. “We thought that one would be hard to get rid of because of its age. It turned out the bidder got it for \$10 and he will pay to have it hauled off. It will work out well for him.”

“The installation and the Corps of Engineers did a very good job orchestrating the auction, advertising included outstanding coverage and the television ad was excellent,” said Tom Richter, one of the purchasers. “The purchasers had a wonderful relationship with the coordinators who were flexible.”

Mehaffie said she has had some of the people tell her they are looking forward to more buildings being auctioned. “We still have some to get rid of – as people move out of them.”